



Information about:

HABITAT CONSERVATION AREA (HCA) and WATER QUALITY RESOURCE AREA (WQRA) CONSTRUCTION MANAGEMENT PLANS

When is a Construction Management Plan (CMP) required?

Per Zoning and Development Ordinance (ZDO) [Section 706, Habitat Conservation Area District \(HCAD\)](#) and [Section 709, Water Quality Resource Area District \(WQRAD\)](#), a CMP permit is required for any development in the Habitat Conservation Area District (HCAD) or Water Quality Resource Area District (WQRAD), unless such development is either exempt pursuant to Subsections 706.04 and 709.04 **and** does not require a building or grading permit, or is exempt pursuant to Subsection 706.06(A). For the purposes of this requirement, “development” includes any manmade change defined as structures, roads, utilities, mining, dredging, paving, filling, or grading in amounts greater than 10 cubic yards. With respect to the HCA, it also includes any other activity that results in the removal of more than 10 percent or 20,000 square feet of the HCA vegetation on a lot of record, whichever is less; for the WQRA, development includes any other activity that results in the removal of more than 10 percent of WQRA vegetation on a lot of record.

What is the review process?

A CMP is reviewed as part of an HCA or WQRA Development Permit if one is required. If not, it is reviewed as part of a building or grading permit. In that case, submit the following to [Development Direct](#) with your building or grading permit application:

- Site plan:** Provide a site plan (also called a plot plan). The site plan must be accurate and drawn to-scale. The site plan must illustrate all of the following (when applicable):
 - Lot lines, lot/parcel numbers, and acreage/square footage of lots;
 - Contiguous properties under the same ownership;
 - Location and type of existing and proposed development, including but not limited to: building footprints, roads, driveways, parking areas, utilities, onsite wastewater treatment facilities (e.g., septic tanks, septic drainfield areas, replacement drainfield areas, drywells), wells, landscaping, and filling or grading in an amount greater than 10 cubic yards, with each element labeled as either existing or proposed;

- Location and width of existing adjacent roads and road rights-of-way;
 - Location of the Habitat Conservation Area (HCA) as identified pursuant to ZDO Subsection 706.07(A)(1)(c), and the location of the Water Quality Resource Area (WQRA) as identified pursuant to Subsection 709.07(A)(1)(c). To obtain a copy of the HCA or WQRA map, contact Planning and Zoning at zoninginfo@clackamas.us
 - Drip lines outside the HCA of trees that are inside the HCA, and drip lines outside the WQRA of trees that are inside the WQRA;
 - Distance between the HCA boundary and proposed development outside the HCA, and distance between the WQRA boundary and proposed development outside the WQRA;
 - The site ingress and egress proposed to be used by construction vehicles;
 - Proposed equipment and material staging and stockpile areas; and
 - Proposed orange construction fencing required pursuant to ZDO Subsections 706.08(B) and 709.08(B).
- Erosion Prevention and Sediment Control (EPSC) plan:** Include an EPSC plan. If you are required to submit one to the EPSC regulatory authority (typically Clackamas County Water Environment Services/CCSD #1 or Oak Lodge Water Services District), you may submit the same plan for CMP review or you may amend it to include the other site plan elements listed above and submit a single site plan for CMP review. If you are outside a service district that regulates erosion control, or if the service district does not require an EPSC plan for your development, refer to the [Water Environment Services EPSC permit guide](#) to prepare your EPSC plan for CMP review. If you are outside a service district and disturbing more than one acre, contact [Development Engineering](#) for EPSC requirements.
- Narrative describing all of your proposed development:** Include any grading, filling, vegetation removal, utility improvements, and the installation/construction of any roads, wells, driveways, fences, septic systems, and structures.
- Narrative for modification/waiver of construction fencing requirement (optional):** Unless a modification or waiver is granted, orange construction fencing (i.e. safety fencing, snow fencing, or a comparable product) must be installed on or outside the boundaries of the Habitat Conservation Area (HCA) and Water Quality Resource Area (WQRA), respectively, except where the drip line of a protected tree extends outside the HCA or WQRA, in which case the drip line must be included inside the fencing. A modification or waiver may be granted if allowed by ZDO Subsections 706.08(B)(1) or (2) and 709.08(B)(1) or (2). If you are proposing a modification or waiver, provide a narrative demonstrating compliance with the criteria.

Conditions

The Construction Management Plan will be subject to these conditions, except that condition 2 may be changed to reflect any modification or waiver granted:

1. Erosion prevention and sediment control (EPSC) measures shall be required and shall comply with the standards of the EPSC regulatory authority.
2. Orange construction fencing (i.e. safety fencing, snow fencing, or a comparable product) shall be installed on or outside the boundary of the HCA and WQRA, except where the drip line of a protected tree extends outside the HCA and WQRA, in which case the drip line shall be included inside the fencing.
3. Trees in the HCA and WQRA shall not be used as anchors for stabilizing construction equipment.
4. Native soils disturbed during development shall be conserved on the subject property.
5. Development shall not commence until the required erosion prevention and sediment control measures and orange construction fencing are in place.
6. Compliance with the Construction Management Plan shall be maintained until the development is complete.

Who can help answer additional questions?

For questions about Construction Management Plan requirements, contact Planning and Zoning at **503-742-4500** or zoninginfo@clackamas.us. Alternatively, if you have already submitted your building or grading permit application, you may communicate with the assigned planner through the Development Direct online system.

Clackamas County is committed to providing meaningful access and will make reasonable accommodations, modifications, or provide translation, interpretation or other services upon request. Please contact us at 503-742-4545 or drenhard@clackamas.us.

503-742-4545: ¿Traducción e interpretación? | Требуется ли вам устный или письменный перевод?
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